THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 170913598

Bill Garrett Davidson County
Batch# 19120 **DEEDWARR**
10/30/2017 08:40:40 AM 2 pgs
Fees: $13.00 Taxes: $1,122.95

20171030-0110648

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $303,500.00.

Affiant

Subscribed and sworn to before me, this 26th day of October, 2017.

Notary Public
My Commission Expires:

PAM JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas E. Putnam 5820 Sterling Oaks Drive Brentwood TN 37027	New Owner	Tax Parcel ID No. 172-05-0B-083.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joshua Pegram and wife, Helen K. Pegram** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Thomas E. Putnam and Mary F. Putnam, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Final Plat of Sterling Oaks, Phase II of record in Plat Book 11190, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua Pegram and wife, Helen K. Pegram by Warranty deed from Donald R. Mitchell, Jr. and wife, Nikki Michiko Leenders Mitchell of record in Instrument No. 20030515-0066630 Register's Office for Davidson County, Tennessee, dated May 02, 2003 and recorded on May 15, 2003.

The execution of this instrument is effected by the signature of Joshua Pegram as Attorney-in-fact for Helen K. Pegram, which Power of Attorney is recorded in Instrument No. 20171030-0110647, in said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 11190, Page 141, Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the P.U.D. Boundary Plat Book 9700, Page 770, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10951, Page 547 and in Book 11514, Page 959, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Homeowners Association of record in Book 10951, Page 540, in the Register's Office for Davidson County, Tennessee.
Common Area conveyed to Homeowners Association of record in Instrument Number 20050510-0052774, in the Register's Office for Davidson County, Tennessee.
Rule regarding enforcement of Governing Documents of record in Instrument Number 20130419-0039232, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5820 Sterling Oaks Drive Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 25th day of October, 2017.

Joshua Pegram

HKP By Joshua Pegram as Attorney in fact
Helen K. Pegram by Joshua Pegram as Attorney in fact

STATE OF Arizona)
COUNTY OF Yavapai)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua Pegram, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of October, 2017.

Notary Public
My Commission Expires: 04-01-2019

SHANNON WRIGHT
Notary Public - Arizona
Yavapai County
My Comm. Expires Apr 1, 2019

STATE OF Arizona)
COUNTY OF Yavapai)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joshua Pegram**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact Helen K. Pegram**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 25th day of October, 2017.

Notary Public

My Commission Expires: 04-01-2019

SHANNON WRIGHT
Notary Public - Arizona
Yavapai County
My Comm. Expires Apr 1, 2019